

CITY OF ANKENY PLAN & ZONING COMMISSION 2014 REPORT

Commission Members

Lisa West, Vice Chairman
Dean Godwin, Chairman
Dan Fliger
Steve Odson
Todd Ripper
Larry Voigt
Trina Flack
Glenn Hunter
Pam Mollenhauer

Original Appointment

02-21-2011
01-17-2005
01-31-1996
05-07-1979
10-24-2005
04-03-2006
02-01-2012
03-04-2013
11-04-2013

2014 Commission Activity & Actions

January 7, 2014

4625 SE Delaware Avenue – Sams Club No 6979-00 Site Plan / Approved the Site Plan subject to final approval and recordation of the Sam's Club Subdivision Final Plat and authorized the construction of a modified pylon sign subject to approval of a variance by the Zoning Board of Adjustment or staff approval of a pylon sign that meets the requirements of the sign code

Zadeh Woods Plat 1 Preliminary Plat (County) / Recommended City Council approval

January 21, 2014

Camden West Estates – Preliminary Plat (County) / Recommended City Council approval

Briarwood Golf Course LLC request to amend the 2010 Ankeny Comprehensive Plan Future Land Use Map (Figure 5.13) from Low Density Residential and Parks classifications to Mixed Use 2: Community Commercial classification / Held and closed the public hearing.

Kidman Estates Preliminary Plat / Recommended City Council approval and recommended approval of the street name NW Cypress Avenue.

Pine View Estates Plat 2 Final Plat / Recommended City Council approval. Rescinded the December 18, 2012 Plan & Zoning Commission approval of Pine View Estates Plat 2 Final Plat

Rock Creek Crossing Plat 3 Final Plat / Recommended City Council approval.

Rock Creek Crossing Plat 4 Preliminary Plat / Recommended City Council approval.

2105 S Ankeny Blvd. – Car X Auto Service Site Plan / Approved the site plan.

Elected Lisa West as Chair and Dean Godwin as Vice Chair

February 4, 2014

Avondale Trace Plat 4 Preliminary Plat & Final Plat / Recommended City Council approval and recommended City Council approval of the street name NE Avondale Ct.

Briarwood Golf Course LLC request to amend the 2010 Ankeny Comprehensive Plan Future Land Use Map (Figure 5.13) from Low Density Residential and Parks classifications to Mixed Use 2: Community Commercial classification / Recommended City Council approval

Deer Creek Estates Plat 12 Final Plat / Recommended City Council approval subject to City Council approval of a parksite dedication agreement.

Deer Creek Estates Northeast Preliminary Plat / Recommended City Council approval and authorization of cost participation for the oversizing of sidewalk/trail along NE 18th Street, NE Four Mile Drive, and NE Chamber's Lane, water main upsizing along NE 18th Street, and additional pavement width for NE Four Mile Drive.

Otter Creek Golf Course Plat 5 Final Plat / Recommended City Council approval and recommended council authorization for the oversizing of sanitary sewer and construction of sidewalk along City property in the amount of \$5,556.

Rescinded the November 5, 2013 Plan & Zoning Commission approval of Otter Creek Golf Course Plat 5 Final Plat

February 18, 2014

Autumn Crest Plat 4 Final Plat / Recommended City Council approval.

St. Luke's Plat 1 Final Plat / Recommended City Council approval and recommended City Council authorize cost participation for oversizing of trail along NW Weigel Drive in the amount of \$8,339.00.

520 NW 36th Street – Lutheran Church of Hope Site Plan / Approved the site plan subject to City Council approval of Autumn Crest Plat 4 Final Plat.

905 SW Oralabor Road – Ankeny Unity Point OB/GYN Site Plan / Approved the Site Plan.

1405 SE Oralabor Road – Bob Brown Buick/GMC Pylon/Video Sign / Approved the pylon / video sign to be in compliance with the provisions of the sign code

March 4, 2014

Camden West II Preliminary Plat / Recommended City Council approval
Heritage Neighborhood at Prairie Trail Amended Neighborhood Plan / Recommended City Council approval and rescinded the February 21, 2011 Heritage Neighborhood at Prairie Trail Neighborhood Plan approval.
Sienna Falls Plat 2 – Final Plat / Recommended City Council approval.
Zadeh Woods Plat 1 – Final Plat (County) / Recommended Council approval.

March 18, 2014

Centennial Development No IV LLC request to rezone property from R-3 to PUD zoning. / Held & closed public hearing
1102 NW Weigel Drive – St Luke the Evangelist Church Site Plan / Approved site plan

April 8, 2014

Ankeny Health Care Enterprises, LLC request to rezone property from R-2 to R-3 / Held & closed public hearing and recommended City Council approval
Briarwood Golf Course LC request to rezone property from R-2 and C-2 to PUD / Held & closed public hearing
Centennial Development No IV LLC request to rezone property from R-3 to PUD zoning. / Recommended City Council approval.
Deer Creek Estates Plat 13 Final Plat / Recommended City Council approval and cost participation for sidewalk oversizing in an amount estimated to be \$28,870.00 and cost participation for water main oversizing in an amount estimated to be \$33,508.75 along NE 18th Street and NE Four Mile Drive subject to City Council approval of a parksite dedication agreement.
King Estates Plat 1 Preliminary Plat (County) / Recommended City Council approval
Northgate West Preliminary Plat / Recommended City Council approval, authorization of cost participation for sidewalk oversizing along NE Trilein Drive and NE 62nd Street and for street pavement oversizing to allow an additional turn lane on NE Trilein Drive at its intersection with NE 54th Street, approval of the street name NE Northgate Drive and recommended City Council waive the limitation of the 500' standard for the NE 57th Court cul-de-sac length.

April 22, 2014

Bella Woods Final Plat (County) / Recommended City Council approval
Briarwood Golf Course LC request to rezone property from R-2 and C-2 to PUD / Recommended City Council approval to rezone property from R-2 and C-2 to PUD and accept the Briarwood Commercial PUD Master Plan.
Centennial Pointe West Plat 3 Final Plat / Recommend City Council approval and authorization of cost participation for sidewalk oversizing and truncated domes along NW Abilene Road in an amount estimated to be \$18,131.25 and approval of a park site dedication agreement.
Kidman Estates Plat 1 Final Plat / Recommended City Council approval.
Rose Woods Preliminary Plat (County) / Recommended City Council approval
206 SW Maple Street – Ankeny Market and Pavilion Site Plan / Approved the site plan subject to staff approval of building elevations and City Council approval of signage at a later date.
1405 SE Oralabor Road – Bob Brown Buick/GMC Pylon/Video Sign – Revised / Approved the request for a modified pylon and video sign as ruled on by the Zoning Board of Adjustment at the April 22, 2014 meeting
3004 NW 18th Street – Trestle Pointe Daycare PUD Site Plan / Approved the Site Plan.

May 6, 2014

Camden West Plat 6 Final Plat / Recommended City Council approval and of payment in lieu of park land dedication.
GRD Ankeny Plat 1 Final Plat / Recommended City Council approval
Rose Woods Final Plat (County) / Recommended City Council approval
Prairie Trail Project Review: administratively approved & presented to the Commission
The District at Prairie Trail Plat 2 Final Plat
Heritage at Prairie Trail Plat 3 Final Plat
Estates at Prairie Trail Plat 1 Final Plat
Estates at Prairie Trail Plat 2 Final Plat
Heritage Townhomes at Prairie Trail Plat 1
Precedence West Plat 3 Final Plat
Pointes West at Prairie Trail Plat 2 Final Plat
Villas at Prairie Trail Plat 1 Final Plat
Villas at Prairie Trail Plat 1 Site Plan
Vintage Hills Plat 3 Final Plat
2510 SW White Birch Drive – Plaza Shops at Prairie Trail Site Plan

May 20, 2014

Briarwood Plat 19 Final Plat / Recommended City Council approval, contingent upon approval of the drainage study.
Briarwood Plat 19 Site Plan / Approved the Site Plan
Centennial Pointe Plat 5 Final Plat / Recommended City Council approval and authorization of cost participation for sidewalk oversizing along NW Abilene Road and NW Reinhart Drive in the amount of \$20,705.64
Sunnyview Home Plat 2 Final Plat / Recommended City Council approval.
Sunnyview Care Center Assisted Living Expansion Site Plan / Approved the Site Plan subject to City Council approval of Sunnyview Home Plat 2 Final Plat.
715 SW Ankeny Road – On With Life Site Improvements Site Plan / Approved the Site Plan
725 & 875 SE Oralabor Road – BioLife & LOF Site Plan / Approved the Site Plans.
Worksession – Deer Creek East

June 3, 2014

Highpoint South Plat 1 Final Plat / Recommended City Council approval.
King Estates Plat 1 Final Plat (County) / Recommended City Council approval
Otter Creek Golf Course Plat 6 Final Plat / Recommended City Council approval and recommend authorization for the upsizing of sanitary sewer in the amount of \$21,315.00.
Prairie Trail Southwest Neighborhood Plan / Recommended City Council approval
Trestlepoint Plat 3 Final Plat & PUD Site Plan / Recommended City Council approval
Windsor Village Plat 3 Final Plat and R3-A Final Site Plan / Recommended City Council approval.

June 17, 2014

Autumn Crest Plat 5 Final Plat / Recommended City Council approval.
Farrell Rental Property and Farrell-Magady Family Farm LLC request to rezone property from R-1 to M-1 with restrictions / Held & closed public hearing.
Highpointe South PUD 2014 Minor Amendment / Recommended City Council approval.

July 8, 2014

1680 SW Ankeny Road Site Plan / Approved Site Plan subject to City Council approval of Highpointe South Plat 1 Final Plat
DRA Acres Plat 1 Preliminary Plat (County) / Recommended City Council approval
Farrell Rental Property and Farrell-Magady Family Farm LLC request to rezone property from R-1 to M-1 with restrictions / Recommended City Council approval.
The Courts of Otter Creek Plat 2 Preliminary Plat & Final Plat / Recommended City Council approval.

July 22, 2014

1510 SW Tradition Drive – Hardee’s Site Plan / approved site plan, subject to the ground sign location meeting the 10-foot setback requirement in the Tradition PUD
Delaware Commons Preliminary Plat / Recommended City Council approval.
Villas at Stonehaven 2014 Minor PUD Amendment / Recommended City Council approval.

August 5, 2014

Villas at Stonehaven Final Plat & PUD Site Plan / Recommended City Council approval.
Piper Properties Development Preliminary Plat / Recommended City Council approval.
Prairie Trail Project Review: administratively approved & presented to the Commission
1375 SW State Street - Lincoln Savings Bank Site Plan
1715 SW Plaza Parkway - Generation Next addition Site Plan
1810 SW Plaza Shops Lane - 7 bay bldg. Site Plan
1850 SW Plaza Shops Lane - 5 bay bldg. Site Plan
1825 SW Plaza Shops Lane - Executive Car Wash Site Plan
1711 SW Plaza Parkway - Engineered Per4mance Site Plan

August 19, 2014

Albaugh Industrial Park Plat 8 – Final Plat (County) / Recommended City Council approval
DRA Acres Plat 1 – Final Plat (County) / Recommended City Council approval
Crosswinds Business Park Neighborhood Plan #2 / Recommended City Council approval

September 16, 2014

Northgate Plat 3 - Final Plat / Recommended City Council approval
Otter Creek Golf Course Plat 7 Final Plat / Recommended City Council approval

Silver Oaks, Inc/Jerry's Homes, Inc request to vacate a portion of NE 54th Street (Book 6323 Page 471) located at the northeast corner of NE 54th Street and NE Trilein Drive / Recommended City Council approval
Vacation of SE Fourmile Drive ROW / Recommended City Council approval
1380/1390 NW 18th Street –Signature Village Apartments Plat 2 Lots 11 & 12 Site Plan / approved site plan
3305 N Ankeny Blvd. – iWireless Stealth Monopole Cell Tower Site Plan / approved site plan
The Greens at Woodland Hills Plat 2 - Preliminary Plat (County) / Recommended City Council approval

October 7, 2014

Farrell Park Plat 1 - Final Plat / Recommended City Council approval recommend City Council approval to defer sidewalk installation along SE Delaware Ave. south of SE 70th Court until such time as deemed appropriate by City Council.
Otter Creek Golf Course Plat 8 Final Plat / Recommended City Council approval and recommend Council authorization of cost participation for an amount not to exceed \$12,260 for relocating a cart path onto City property and 4-foot sidewalk along City owned property.
Woodland Ridge Townhomes Plats 2 & 3 Final Plat and PUD Site Plan / Recommended City Council approval
206 SE Magazine Road – iWireless Stealth Monopole Cell Tower Site Plan / approved site plan
740 SE Dalbey Drive – Mrs Clark's Foods 2014 Building Addition Site Plan / approved site plan
900 SE 70th Court – US Autoforce Warehouse Site Plan / approved site plan
1515 NE 36th Street – DRA Properties Office and Auto Museum Expansion - Site Plan / approved site plan subject to staff approval of a landscaping plan that complies with the City's landscaping requirements

October 21, 2014

Centennial Pointe West Plat 4 - Final Plat / Recommended City Council approval and authorization of cost participation for sidewalk oversizing and truncated domes along NW Reinhart Drive in an amount not to exceed \$11,324.89.
Wangness Plat 1 – Preliminary Plat (County) / recommended City Council approval.
Worksession: David Jones, City Manager

November 4, 2014

833 E 1st Street - Site Plan / approved site plan
Prairie Trail Project Review: administratively approved & presented to the Commission
Estates at Prairie Trail Plat 3 Final Plat
The District at Prairie Trail Plat 3 Final Plat
1380 SW Vintage Parkway - The District at Prairie Trail Plat 3 Lot 1 Site Plan

November 18, 2014

Northview Centre Plat 2 – Final Plat / Recommended City Council approval
Albaugh Industrial Park Plat 7 – Final Plat (County) / Recommended City Council approval
Five Star Development No IV LLC request to rezone property from R-1 (One-Family Residence District) to R-3 (Multiple Family Residence District) and PUD (Planned Unit Development) zone districts / Held & closed public hearing

December 2, 2014

D & P Plat 1 – Final Plat / Recommended City Council approval
Piper Properties Plat 1 – Final Plat / Recommended City Council approval and authorization of cost participation for construction of cast iron truncated domes along NW Reinhart Drive & NW Maple Street in an amount estimated to be \$1,400.00; City Council approval of additional sidewalk width for the 8' trail along NW Reinhart Drive in an amount estimated to be \$30,332.19; City Council approval of additional pavement for street widening to 37' at the intersections of NW Reinhart Drive/N Ankeny Boulevard and the intersection of NW Reinhart Drive/NW Ash Street in an amount estimated to be \$5,940.00; City Council approval for upsizing of water main to 12" along N Ankeny Boulevard in an amount estimated to be \$1,925.00; subject to staff approval of construction plans.
389 SE Oralabor Road – DEC Shop Site Plan / approved site plan
Five Star Development No IV LLC request to rezone property from R-1 to R-3 & PUD/ Recommended City Council approval
Finnland Investment LLC request to amend the Comprehensive Plan Future Land Use Map from Medium Density Residential land use to Mixed Use 1 Neighborhood Commercial land use classification / Held & closed public hearing.

December 16, 2014

215 NW 18th Street – Lot 2 Northview Centre Plat 2 Site Plan / approved site plan
1850 N Ankeny Blvd. – Taco Bell Site Plan / approved site plan
Crosswinds Business Park Neighborhood Plan #2 Amendment / Recommended City Council approval
Briar Creek South Plat 2 Street Lot C Right-of-Way Vacation
Finnland Investment LLC request to amend the Future Land Use Map from MDR to MU-1 / City Council approval not recommended.

2014 Summary by Project Type

Land Use Plan Amendment

Briarwood Golf Course, LDR & Parks to MU-2
Finnland Investment LLC, MDR to MU-1

Rezoning / PUD Amendments

Ankeny Healthcare Enterprises / Sunnyview Care Center, R-2 to R-3
Briarwood Golf Course LC, R-2 & C-2 to Briarwood Commercial PUD
Centennial Dev. No IV, LLC, R-3 to Centennial Pointe PUD
Farrell Rental Property & Farrell-Magady Family Farm LLC, R-1 to M-1 with conditions
Five Star Development No IV LLC, R-1 to R-3 & PUD
Highpointe South PUD Minor Amendment, architectural standards
Villas at Stonehaven 2014 Minor PUD Amendment

Neighborhood Plans

Crosswinds Business Park Neighborhood Plan #2
Crosswinds Business Park Neighborhood Plan #2 Amendment
Heritage at Prairie Trail Neighborhood Plan Amendment
Prairie Trail Southwest Neighborhood Plan

Preliminary Plats

Avondale Trace Plat 4
Camden West II
Deer Creek Estates Northeast
Delaware Commons
Kidman Estates
Northgate West
Piper Properties Development
Rock Creek Crossing Plat 4
The Courts of Otter Creek Plat 2

Final Plats (*administratively approved)

Autumn Crest Plat 4
Autumn Crest Plat 5
Avondale Trace Plat 4
Briarwood Plat 19
Camden West Plat 6 FP
Centennial Pointe Plat 5
Centennial Pointe West Plat 3
Centennial Pointe West Plat 4
D & P Plat 1
Deer Creek Estates Plat 12
Deer Creek Estates Plat 13
Estates at Prairie Trail Plat 1*
Estates at Prairie Trail Plat 2*
Estates at Prairie Trail Plat 3*
Farrell Park Plat 1
GRD Ankeny Plat 1
Heritage at Prairie Trail Plat 3*
Heritage Townhomes at Prairie Trail Plat 1*
Highpointe South Plat 1
Kidman Estates Plat 1
Northgate Plat 3

Northview Centre Plat 2
Otter Creek Golf Course Plat 5
Otter Creek Golf Course Plat 6
Otter Creek Golf Course Plat 7
Otter Creek Golf Course Plat 8
Pine View Estates Plat 2
Piper Properties Plat 1
Pointes West at Prairie Trail Plat 2*
Precedence West at Prairie Trail Plat 3*
Rock Creek Crossing Plat 3
Sienna Falls Plat 2
St.Luke's Plat 1
Sunnyview Homes Plat 2
The Courts of Otter Creek Plat 2
The District at Prairie Trail Plat 2*
The District at Prairie Trail Plat 3*
Trestle Point Plat 3
Villas at Prairie Trail Plat 1*
Villas at Stonehaven
Windsor Village Plat 3
Woodland Ridge Townhomes Plat 2
Woodland Ridge Townhomes Plat 3

Site Plans (*administratively approved)

206 SE Magazine Road – *iWireless Stealth Monopole Cell Tower*
 206 SW Maple St – *AMP Ankeny Market Pavilion*
 215 NW 18th Street – *Northview Centre*
 389 SE Oralabor Road – *DEC Shop*
 420 NW Ash Dr. - *Sunny Care Center Living Expansion*
 520 NW 36th Street - *Lutheran Church of Hope*
 715 SW Ankeny Rd - *On With Life Expansion*
 725 SE Oralabor Rd – *Biolife*
 740 SE Dalbey Drive – *Mrs Clark's Foods 2014 Building Addition*
 833 E 1st Street – *Multi Tenant Commercial*
 875 SE Oralabor Rd - *LOF Express*
 905 SW Oralabor Rd - *Ankeny Unity Point OB/GYN*
 900 SE 70th Court – *US Autoforce Warehouse*
 1102 NW Weigel Drive - *St. Luke's Church*
 1375 SW State Street - *Lincoln Savings Bank **
 1380/1390 NW 18th Street - *Signature Village Plat 2 Apartments*
 1380 SW Vintage Parkway - *The District at Prairie Trail Plat 3 Lot 1 **
 1515 NE 36th Street – *DRA Properties Office & Auto Museum Exp.*
 1680 SW Ankeny Rd – *Multi-family & Commercial*
 1711 SW Plaza Parkway - *Engineered Per4mance **
 1715 SW Plaza Parkway - *Generation Next Addition **
 1810 SW Plaza Shops Lane - *7 bay multi tenant **
 1825 SW Plaza Shops Lane - *Ankeny Executive Lazer Wash **
 1850 SW Plaza Shops Lane – *5 bay multi tenant **
 1850 N Ankeny Blvd. – *Taco Bell*
 2510 SW White Birch Drive - *Plaza Shops at Prairie Trail **
 2105 S Ankeny Blvd - *Car X*
 3004 NW 18th St - *Trestle Point Daycare PUD*
 3305 N Ankeny Blvd. – *iWireless Stealth Monopole Cell Tower*
 4615 & 4625 SE Delaware Ave. - *Sams Club No 6979-00*
 Briarwood Plat 19 SP (townhomes)
 Trestle Point Plat 3 PUD
 Villas at Prairie Trail Plat 1 – *townhomes **
 Villas at Stonehaven PUD
 Windsor Village R3-A
 Woodland Ridge Townhomes Plats 2 & 3 PUD

Right-of-Way Vacations

Briar Creek South Plat 2 Street Lot C
 Silver Oaks, Inc/Jerry's Homes, Inc / Northgate Plat 3
 SE Fourmile Drive

Miscellaneous

1405 SE Oralabor Road – Bob Brown
 Buick/GMC/Video Sign

Plats (Rural)

Albaugh Industrial Park Plat 8 FP
 Albaugh Industrial Park Plat 7 FP
 Bella Woods FP
 Camden West Estates PP
 DRA Acres Plat 1 PP
 DRA Acres Plat 1 FP
 King Estates Plat 1 PP
 King Estates Plat 1 FP
 Rose Woods Plat 1 PP
 Rose Woods Plat 1 FP/ nka Rose Woods Plat 2 FP
 The Greens at Woodland Hills Plat 2 PP
 Wangsness Plat 1 PP
 Zadeh Woods Plat 1 PP
 Zadeh Woods Plat 1 FP

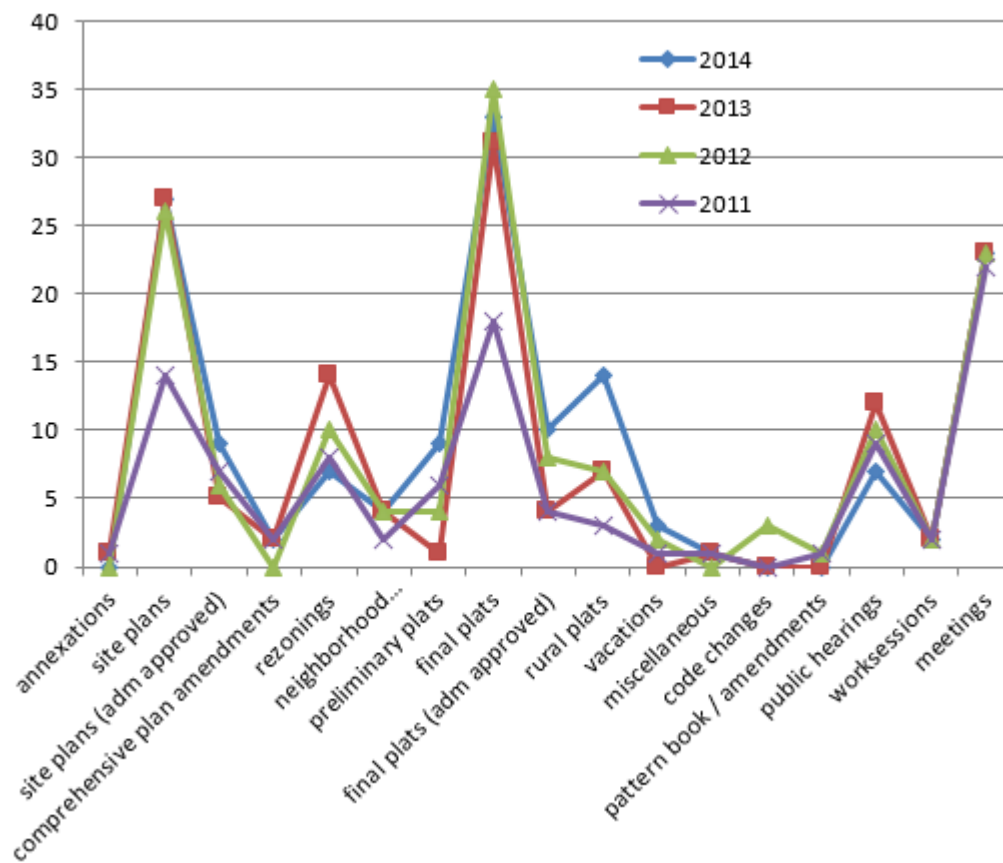
Attendance at City Council Meetings

Provided Plan & Zoning Commission representation at 22 City Council Meetings

Attendance at Plan & Zoning Commission Meetings

MEMBER	JAN		FEB		MAR		APRIL		MAY		JUNE		JULY		AUG		SEPT		OCT		NOV		DEC		TOTAL
	7	21	4	18	4	18	8	22	6	20	3	17	8	22	5	19	2	16	7	21	4	18	2	16	
Lisa West (Chm)	1	1	1	1	1	0	1	1	1	1	1	1	0	1	0	1	No Meeting	1	1	1	1	1	1	1	20
Larry Voigt	0	1	1	1	1	1	1	1	1	1	1	0	0	1	0	1		1	1	0	1	1	1	1	18
Dan Fliger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	23
Steve Odson	1	1	1	1	1	0	1	1	1	0	1	1	1	0	1	1		1	0	1	1	1	1	0	18
Dean Godwin	0	0	1	1	0	0	1	1	1	1	1	1	1	1	1	1		1	0	1	1	1	1	1	18
Todd Ripper	1	1	1	0	1	1	1	1	1	1	0	0	1	1	1	1		1	1	1	0	1	0	1	18
Trina Flack	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	22
Glenn Hunter	1	1	1	0	1	1	1	1	1	1	1	1	0	1	1	0		1	0	1	1	1	1	1	19
Pam Mollenhauer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	0	1	1	1	1	1	22
TOTAL	7	8	9	7	8	6	8	9	9	8	8	7	6	8	7	8		9	5	8	8	9	8	8	

Submittals to the Plan & Zoning Commission by type 2011 - 2014



	2014	2013	2012	2011
annexations	0	1	0	1
site plans	27	27	26	14
site plans (adm approved)	9	5	6	7
comprehensive plan amendments	2	2	0	2
rezonings	7	14	10	8
neighborhood plans/amendments	4	4	4	2
preliminary plats	9	1	4	6
final plats	33	31	35	18
final plats (adm approved)	10	4	8	4
rural plats	14	7	7	3
vacations	3	0	2	1
miscellaneous	1	1	0	1
code changes	0	0	3	0
pattern book / amendments	0	0	1	1
public hearings	7	12	10	9
worksessions	2	2	2	2
meetings	23	23	23	22